

Prepared by & Return to:

File # 1018930MS

✓ Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(404) 417-4040

Grantor:

Stephanie Fonteno
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(404) 417-4040

Grantee:

U.S. Bank National Association as Trustee, successor- in-interest to Wachovia Bank, NA as
Trustee; for BAFC SALT 2005-1F
P O Box 27767
Richmond, VA 23261
800-443-1032

INDEXING INSTRUCTIONS: Lot 1, Oak Grove Subdivision, Section 9, Township 2 South,
Range 6 West, DeSoto County, Mississippi PA 88 PG 25

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Melvern Leimer aka Melvern D Leimer executed a Deed of Trust in favor
of Accurate Title & Escrow, Inc., Trustee, securing an indebtedness to Mortgage Electronic
Registration Systems, Inc., acting solely as a nominee for SunTrust Mortgage, Inc., its successors
and assigns, dated September 30, 2005, and recorded in Book 2322, Page 202 of the Land
Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to U.S. Bank National Association as
Trustee, successor- in-interest to Wachovia Bank, NA as Trustee; for BAFC SALT 2005-1F, by
instrument dated July 2, 2011, and recorded in the Office of the aforesaid Chancery Clerk in
Book 3375, Page 477; and

WHEREAS, U.S. Bank National Association as Trustee, successor- in-interest to
Wachovia Bank, NA as Trustee; for BAFC SALT 2005-1F, the legal holder of the said Deed of
Trust and the Note secured thereby, substituted NATIONWIDE TRUSTEE SERVICES, INC., as
Substitute Trustee therein, as authorized by the terms thereof, by instrument dated August 25,

2011, and recorded in Book 3375, Page 480 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Nationwide Trustee Services, Inc., did on January 26, 2012, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the east front steps of the DeSoto County Courthouse in Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Lot 1, Oak Grove Subdivision, located in Section 9, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 88, Page 25, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Property Address: 8982 Oak Grove Blvd, Olive Branch, MS 38654

Being the same property conveyed to The Better Homes Company, LLC by Warranty Deed, from Olive Branch Developments, LLC, dated 05/16/2005, filed in Book 500, Page 190, said Register's Office.

Being the same property conveyed to Melvern Leimer, a married person, from The Better Homes Company, LLC, by Warranty Deed, dated 9/30/2005, being recorded simultaneously herewith in the Register's Office of DeSoto County, Mississippi

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times Today, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on January 5, 2011, and subsequent notices appeared on 1/12/2012, and 01/19/2012. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on January 3, 2012, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale U.S. Bank National Association as Trustee, successor- in-interest to Wachovia Bank, NA as Trustee; for BAFC SALT 2005-1F bid for said property in the amount of \$166,400.14 and this being the highest and best bid the said U.S. Bank National Association as Trustee, successor- in-interest to Wachovia Bank, NA as Trustee; for BAFC SALT 2005-1F was

declared the successful bidder and the same was then and there struck off to U.S. Bank National Association as Trustee, successor- in-interest to Wachovia Bank, NA as Trustee; for BAFC SALT 2005-1F.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$166,400.14, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **U.S. Bank National Association as Trustee, successor- in-interest to Wachovia Bank, NA as Trustee; for BAFC SALT 2005-1F**, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 26 day of January, 2012.

Stephanie Fonteno, Assistant Vice President

Stephanie Fonteno
NATIONWIDE TRUSTEE SERVICES, INC.,
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of January, 2012 within my jurisdiction, the within named Stephanie Fonteno, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and forgoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies). and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and forgoing instrument, after first having been duly authorized so to do.

Mark E. Bruton
NOTARY PUBLIC

My Commission Expires: September 10, 2013

(Affix seal)



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S
NOTICE OF SALE
STATE OF MISSISSIPPI
COUNTY OF DE SOTO:**

WHEREAS, on September 30, 2005, Melvern D. Leimer, aka Melvern D. Leimer, executed and delivered a certain Deed of Trust unto Accurate Title & Escrow, Inc., Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for SunTrust Mortgage, Inc., its successors and assigns, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2322, Page 202; and

WHEREAS, said Deed of Trust was subsequently assigned unto U.S. Bank National Association as Trustee, successor-in-interest to Wachovia Bank, NA, as Trustee, for BAFC SALT-2005-1F, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3375, Page 477; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 3375, Page 480; and

WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on January 28, 2012, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the east front steps of the DeSoto County Courthouse in Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:

Lot 1, Oak Grove Subdivision, located in Section 9, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 88, Page 25, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Property Address: 8982 Oak Grove Blvd, Olive Branch, MS 38654.

Being the same property conveyed to The Better Homes Company, LLC by Warranty Deed, from Olive Branch Developments, LLC, dated 05/18/2005, filed in Book 500, Page 190, said Register's Office.

Volume No. 117 on the 5 day of Jan., 2012

Volume No. 117 on the 12 day of Jan., 2012

Volume No. 117 on the 19 day of Jan., 2012

Volume No. _____ on the _____ day of _____, 2012

Volume No. _____ on the _____ day of _____, 2012

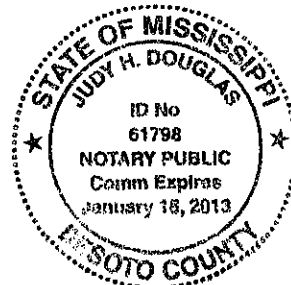
Volume No. _____ on the _____ day of _____, 2012

BY: Diane Smith

Sworn to and subscribed before me, this 19 day of Jan., 2012

BY: Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 437 words @ .12 \$ 52.44

B. 2 subsequent insertions of 874 words @ .10 \$ 87.40

C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 142.84

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